

Legend:

- SCRD      Stafford County Registry of Deeds
- Iron Rod Found
- σ      Utility Pole
- D—      Culvert
- Building Setback
- OHU—      Overhead Utilities

GENERAL DIMENSIONAL REQUIREMENTS:

- MIN. LOT AREA:                      40,000 S.F.
- MIN. FRONTAGE:                    200'
- MAX. BUILDING HEIGHT:            30'
- SETBACKS:
- FRONT:                                75'
- SIDE:                                  20'
- REAR:                                 30'
- MAXIMUM BUILDING HEIGHT:       40'/3 STORIES
- MAXIMUM LOT COVERAGE:        50%

Reference:

"Barrington Commerce Center for Samuel Cioffi & Christopher Sheridan, Route 125, Barrington, NH," dated August 11, 1989, prepared by Henry & Berland Assoc., Inc., SCRD Plan No. 37A-124.



LOCATION PLAN  
NOT TO SCALE

Notes:

- 1.) The purpose of this plan is to depict the existing conditions of the subject property for planning purposes.
- 2.) Parcel is shown as Lot 88 on the Town of Barrington Assessor's Map 250.
- 3.) Parcel is located in the Town of Barrington Regional Commercial Zone and the Stratified Drift Aquifer Overlay District.
- 4.) Owner of Record: Steven Mouzourakis  
PO Box 684  
Barrington, NH 03825  
SCRD Bk 1946, Pg 716
  - a.) Parcel is subject to a 12' wide easement to New England Telephone & Telegraph Co. & Public Service of New Hampshire described in SCRD Bk 1518, Pg 8.
  - b.) Parcel is subject to covenants described in SCRD Bk 1502, Pg 329 and as amended as described in SCRD Bk 1677, Pg 32.
  - c.) Parcel is subject to a right of way granted to Vernon T. Swain as described in SCRD Bk 1537, Pg 72.
- 5.) This plan does not show any unrecorded or unwritten easements which may exist. A reasonable and diligent attempt has been made to observe any apparent, visible uses of the land; however this does not constitute that no such easements exist.
- 6.) Total Lot Area - 45,723 s.f. or 1.05 Acres.
- 7.) Parcel is not located in a Flood Hazard Zone as depicted on NIP FIRM Panel 305 of 405, Strafford County, New Hampshire (All Jurisdictions), Map Number 33017C0305D, Effective date: May 17, 2005.
- 8.) Vertical Datum: USGS of 1929.
- 9.) The licensed surveyor of this existing condition plan does not warranty nor guarantee the location of utilities shown or not shown on this plan. Pursuant to New Hampshire Statute RSA 374, Sections 47-56, the contractor, prior to the commencement of any construction, shall verify the location of all utilities and contact "DigSafe" at 1-800-344-7233 or dial 811.
- 10.) NHDES Septic System Approval For Construction No. CA2012109783, dated 08/02/2012.
- 11.) NHDES Non-Transient Non-Community Water System Permit No. DR 999620, dated 02/22/2012.

AS-BUILT PLAN  
OF PROPERTY IN THE NAME OF  
**STEVEN MOUZOURAKIS**  
SHOWN AS  
**TAX MAP 250 / LOT 88**  
LOCATED AT  
**45 COMMERCE WAY**  
COUNTY OF STRAFFORD  
**BARRINGTON, NH**

FEET      0      20      40      80  
METERS      0      5      10      20      30  
SCALE: 1" = 20'      DATE: NOVEMBER 26, 2013

**DAVID W. VINCENT, LLS**  
**LAND SURVEYING SERVICES**  
19 MORGANS WAY  
BARRINGTON, NH 03825  
TEL: (603) 664-5786  
www.landsurveyingservices.net

4			
3			
2			
1			
NO.	DATE	DESCRIPTION	BY



Map 250 / Lot 79  
Steppingstone Farm Partnership  
PO Box 399  
Barrington, NH 03825

Map 250 / Lot 78  
Steppingstone Farm Partnership  
PO Box 399  
Barrington, NH 03825

Map 250 / Lot 87  
Allison Neal  
80 Ham Road  
Barrington, NH 03825

Map 250 / Lot 89  
Country Place, LLC  
One New Hampshire Ave, Suite 125  
Portsmouth, NH 03801-2907